

SHD Stage 3 Application - for Development at Oldtown, Swords

Appendix 1 - Part V Schedule of Accommodation & Approximate Cost

Note: All figures are as of Q1 2022 without prejudice, provisional and are subject to change.

Unit Type	No. bedrms	Plan type	NETT Internal Sq M	NETT Sq ft	Approx Cost per Sq Ft €	Approx Cost per unit €	Site development approx costs €	Plot Value €	Total Approx cost per unit €	Unit No's	Total Approx cost €
DUPLEX BLOCK D											
Apartment	1	Apartment	46.0	495	€ 547.93	€ 271,300	€ 30,000.00	€ 5,000.00	€ 306,300.00	9	€ 2,756,700
Apartment	1	Apartment	56.0	603	€ 518.60	€ 312,600	€ 30,000.00	€ 5,000.00	€ 347,600.00	1	€ 347,600
Duplex	2	Duplex	91.0	980	€ 466.76	€ 457,200	€ 30,000.00	€ 5,000.00	€ 492,200.00	5	€ 2,461,000
Duplex	2	Duplex	92.0	990	€ 465.83	€ 461,300	€ 30,000.00	€ 5,000.00	€ 496,300.00	4	€ 1,985,200
Duplex	3	Duplex	110.0	1184	€ 452.44	€ 535,700	€ 30,000.00	€ 5,000.00	€ 570,700.00	1	€ 570,700
DUPLEX BLOCK F											
Apartment	1	Apartment	46.0	495	€ 559.84	€ 277,200	€ 30,000.00	€ 5,000.00	€ 312,200.00	3	€ 936,600
Apartment	1	Apartment	52.0	560	€ 540.98	€ 302,800	€ 30,000.00	€ 5,000.00	€ 337,800.00	1	€ 337,800
Duplex	2	Duplex	92.0	990	€ 477.74	€ 473,100	€ 30,000.00	€ 5,000.00	€ 508,100.00	3	€ 1,524,300
Duplex	2	Duplex	107.0	1152	€ 466.25	€ 537,000	€ 30,000.00	€ 5,000.00	€ 572,000.00	1	€ 572,000
APARTMENT BLOCK B1											
Apartment	1	Apartment	49.8	536	€ 553.50	€ 296,700	€ 30,000.00	€ 5,000.00	€ 331,700.00	6	€ 1,990,200
Apartment	1	Apartment	51.0	549	€ 549.95	€ 301,900	€ 30,000.00	€ 5,000.00	€ 336,900.00	2	€ 673,800
Apartment	1	Apartment	54.0	581	€ 541.76	€ 314,900	€ 30,000.00	€ 5,000.00	€ 349,900.00	2	€ 699,800
Apartment	1	Apartment	57.0	614	€ 534.27	€ 327,800	€ 30,000.00	€ 5,000.00	€ 362,800.00	6	€ 2,176,800
Apartment	1	Apartment	59.0	635	€ 529.86	€ 336,500	€ 30,000.00	€ 5,000.00	€ 371,500.00	1	€ 371,500
Apartment	2	Apartment	82.0	883	€ 493.97	€ 436,000	€ 30,000.00	€ 5,000.00	€ 471,000.00	2	€ 942,000
Apartment	2	Apartment	84.0	904	€ 491.72	€ 444,600	€ 30,000.00	€ 5,000.00	€ 479,600.00	7	€ 3,357,200
Apartment	2	Apartment	86.0	926	€ 489.69	€ 453,300	€ 30,000.00	€ 5,000.00	€ 488,300.00	6	€ 2,929,800
HOUSES											
Type Ec	3	Mid Terrace	105.0	1130	€ 247.03	€ 279,200	€ 30,000.00	€ 10,000.00	€ 319,200.00	4	€ 1,276,800
Type Mc	3	End Terrace	107.0	1152	€ 259.52	€ 298,900	€ 30,000.00	€ 10,000.00	€ 338,900.00	2	€ 677,800
Type Jc	2	Mid Terrace	80.0	861	€ 298.92	€ 257,400	€ 30,000.00	€ 10,000.00	€ 297,400.00	3	€ 892,200
Type EX	3	Mid Terrace	105.0	1130	€ 247.03	€ 279,200	€ 30,000.00	€ 10,000.00	€ 319,200.00	6	€ 1,915,200
Type FX	3	End Terrace	119.0	1281	€ 242.64	€ 310,800	€ 30,000.00	€ 10,000.00	€ 350,800.00	1	€ 350,800
Type GX	3	End Terrace	105.0	1130	€ 259.07	€ 292,800	€ 30,000.00	€ 10,000.00	€ 332,800.00	1	€ 332,800
Total										77	€ 30,078,600

NOTES:

Total Figures are INCLUSIVE of VAT

All Cost per Sq Ft are calculated on the NETT areas (e.g. communal areas attributable to apartments/ Duplex are not factored into the unit area)

EXCLUSIONS

Inflation from Q1 2022

Levies, Bonds or contributions imposed by the Planning Authorities.

Development Contributions

Unknown and unforeseen ground conditions e.g. contamination etc.

Works beyond the boundaries of site

Piled Foundations (all foundations assumed to be traditional strip foundations)

Disposal of any excavated material off site (all material disposed on site)

Electric Car Chargers

Contractor Performance Bonds

Impact of Covid-19/ Brexit/ Ongoing Global Issues on the Construction Market